# Biological Technical Report for the Proposed 2.60-Acre Day Street Development Community of Ramona, San Diego County, California

**November 2006**

*Prepared for*

**Day Street Development, LLC**
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## 1.0 INTRODUCTION

At the request of Day Street Development, LLC, HDR Engineering, Inc. (HDR) conducted a general biological survey and vegetation mapping on the 2.60-acre Day Street Development project area (Day Street Development), located within the community of Ramona, County of San Diego, California. The purpose of this survey is to provide an assessment of the study area's existing and potentially-occurring biological resources.

The purpose of this report is to satisfy the federal, state and County of San Diego requirements to determine the potential project related impacts to biological resources. This report details the results of HDR's general biological survey; discusses the local and regional significance of any sensitive biological resources, wetlands, or waters identified during the surveys or potentially occurring on site; and analyzes direct, indirect, and cumulative impacts associated with the proposed project.

## 2.0 PROJECT LOCATION

The 2.60-acre Day Street Development is located within the County of San Diego, approximately 300 feet northwest of the intersection of Main and Day Streets, 0.83 mile southwest of the intersection of State Route 78 and Main Street in the community of Ramona, and 500 feet south of Santa Maria Creek (Figure 1). The property is bordered to the north by La Brea Street; to the south by Vermont Street; to the west by Day Street, and a single family residence to the east (Figure 2).

## 3.0 PROJECT DESCRIPTION

The 2.60-acre Day Street Development comprises four parcels (APN 282-130-22, 282-130-23, 282-130-24, and 282-130-25).

The proposed Paseo Village Townhome development will consist of nine buildings, (five triplexes and four quadplexes) with a total of 31 single-family attached dwelling units on one lot of 2.28 net acres bounded by Day, La Brea and Vermont streets in Ramona. The 31 two-story, three-bedroom units consist of a 1,532-square foot-model and a 1,630-square-foot model. Each unit will have a private open space area with a minimum of 350 square feet. The group open space will be in excess of 7,000 square feet. A 15-foot landscape easement borders the project along Day Street. La Brea Street and Vermont Street.

Most of the relatively flat (2% to 5% average slope) site currently drains southwesterly to an open drain in the southwesterly corner of the site, then via a County maintained underground drainage system to an open channel and thence to Santa Maria Creek. A small portion of the site drains northwesterly to an existing open swale that also drains to Santa Maria Creek. The proposed drainage will be routed through bio-filters to an underground collection and detention system that will limit the storm water discharge flows to the current, pre-development levels before discharge into the existing underground drainage system at the southwest corner of the site.

The topography of the site ranges from a low of 1,411 feet MSL at the southwest corner of the site to a high of 1,418 feet at the southeast corner of the site and midway along the northerly edge of the site. Grading of approximately 3,300 cubic yards, is proposed to raise the lower portions of the site to an elevation above the adjacent street levels. This will facilitate the flow of stormwater runoff via

gravity through the bio-filter swales, into the underground detention facility to the offsite storm drain system.

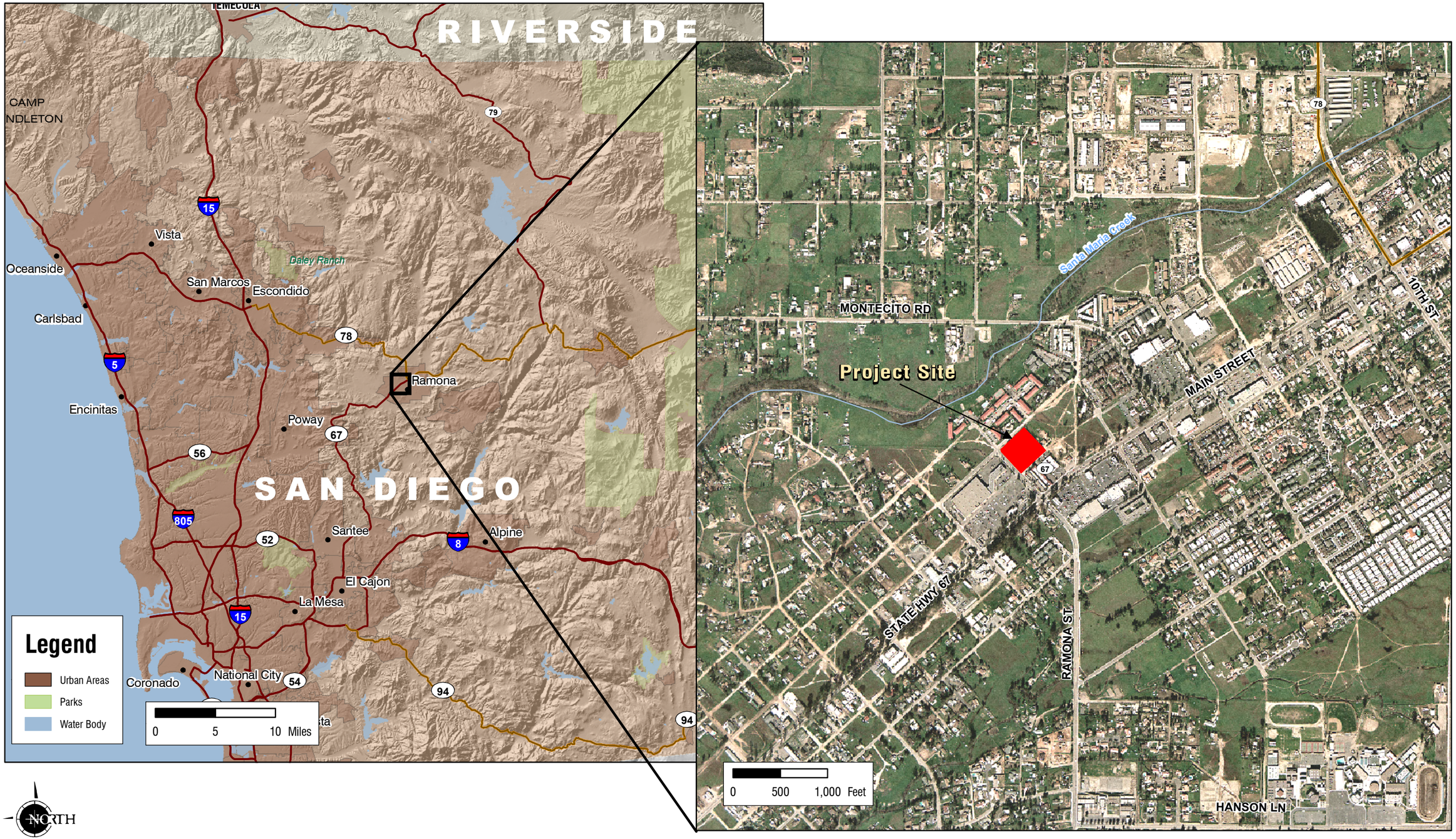
Water for the project is currently available from Ramona Municipal Water District's public water distribution system in Day and La Brea Streets. Extensions of the existing water distribution system are not required to service the project. The potable water service for the project will be centrally located on Day Street. The units will be fully sprinkled for fire protection. Water for the fire protection systems will come from the existing water distribution system in Day Street, routed along the southerly property line parallel to Vermont Street to the main entry to project where an approved backflow preventer and fire department connection will be located.

The sanitary sewer system from the project will be routed to an existing sewer manhole in Vermont Street at the south east corner of the site per the requirements of the Ramona Municipal Water District. Extensions of the existing sewerage collection system are not required to service the project.

The main access to the project will be northerly on Day Street from Highway 67 then easterly on Vermont Street to the two entries. Day Street has an existing right-of-way width of 72 feet and a paved width of 52 feet from Highway 67 to Vermont Street. From Vermont Street to La Brea Street, the Day Street right-of-way is currently 66 feet; 36 feet (26 feet paved) on the westerly (Kmart) side of the centerline and 30 feet (approximately 20 feet paved) on the easterly (project) side of the centerline. The easterly (project) half of the Day Street right-of-way will be widened to 36 feet on the northerly side of Vermont Street then tapered to 30 feet approximately 100 feet north of the property corner. The pavement will also be widened to 26 feet on the northerly side of Vermont Street then tapered to 20 feet approximately 90 feet north of the curb return. Asphalt paving will be used with concrete curb and gutters.

The existing rights-of-way widths of Vermont and La Brea streets bordering the project are 60 feet. The project side of the paving of Vermont and La Brea Streets will be widened to 20 feet from centerline with asphalt paving and concrete curb and gutters. A 5-foot meandering sidewalk will be installed on the project side of Day, La Brea and Vermont streets.

Off-site impacts will occur within Day, La Brea and Vermont streets in order to tie in to existing utilities.




Source: Landiscor Aerial Imagery; 2005, SANGIS Parcels; 2006 | \\G:\Projects\39836_DaySt\Dev\map_docs\mxd\FIG1_Regional_Vicinity.mxd | Last Updated: 06-16-06

# Regional & Vicinity Map

**FIGURE 1**

# 4.0 SITE PHYSICAL CONDITIONS

## 4.1 TOPOGRAPHY AND DRAINAGE

The project area's general topographic character is essentially flat with minimal (approximately 6 feet) elevation change from east to west (Appendix A, Photographs 2 and 3). The project site ranges in elevation from approximately 1,412 feet above mean sea level (AMSL) at the western boundary of the site to 1,418 feet AMSL at the property's highest point located along the eastern boundary (Figure 2).

No jurisdictional wetlands or waters were identified within the property boundaries; however, the relatively flat (2% to 5% average slope) site currently drains southerly to a storm drain that collects storm water run-off from the adjacent dirt road (Vermont Street) and the paved areas of Day Street and the commercial/industrial development to the south of Vermont Street. Subsequently, the collected storm water flows via a County maintained underground drainage system under La Brea Street to an open channel and thence to Santa Maria Creek.

Proposed drainage will be routed through bio-filters to an underground collection and detention system that will limit the storm water flows to the current, pre-development levels before discharge into the current underground drainage system.

## 4.2 SOILS

The following soil type was identified on the Day Street Development: Fallbrook Sandy Loam (FaC), on 5 to 9 percent slopes (Bowman et al. 1973).

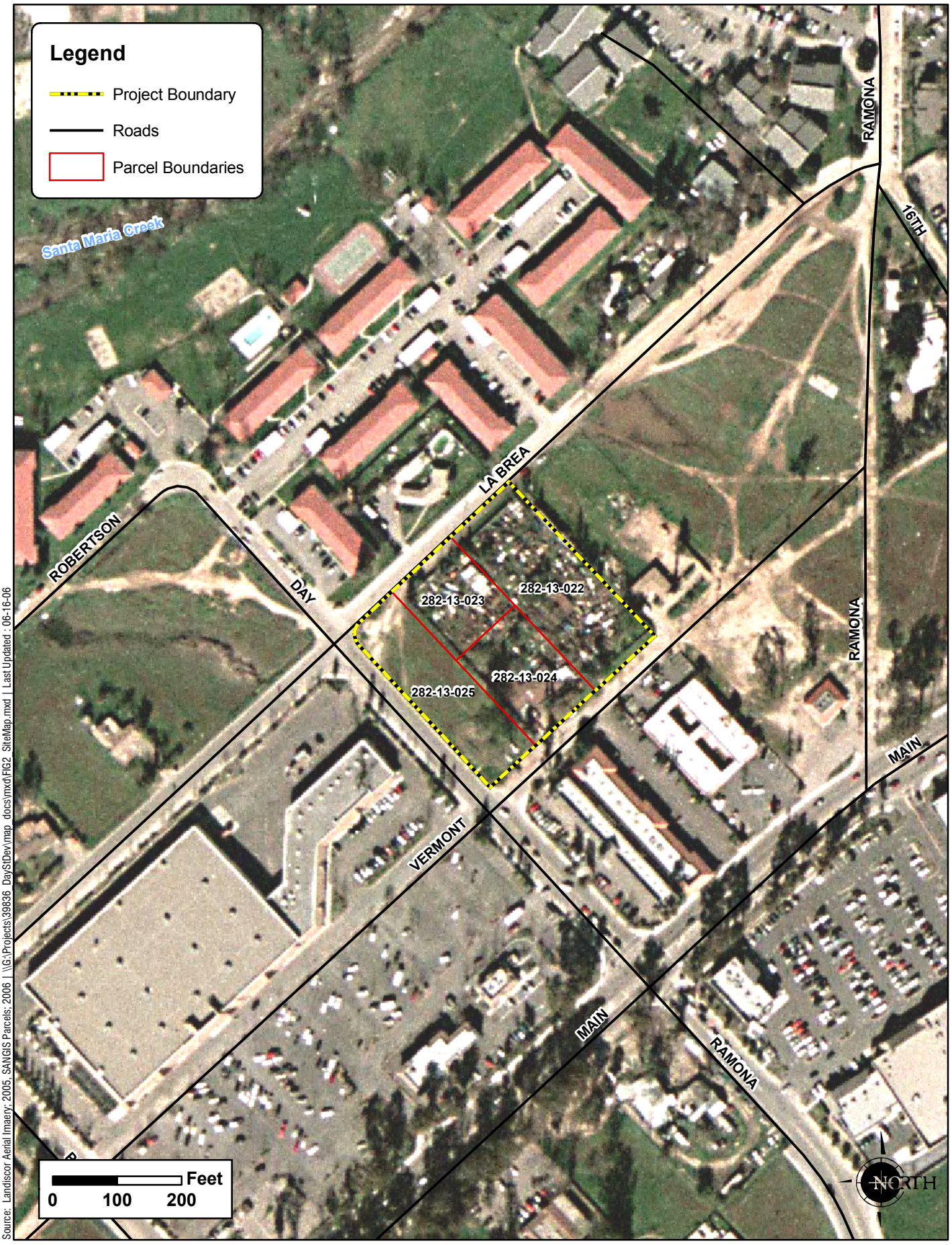
## 4.3 HISTORICAL AND CURRENT LAND USES

Historic land use is unknown, but likely involved various agricultural practices, including cattle grazing and dry-land farming.

Currently, the western portion of the project area (APN 282-130-25) remains a vacant 0.69-acre lot (Appendix A, Photographs 2 and 3) while the eastern portion of the project area (APNs 282-130-22, 282-130-23, and 282-130-24) is residential and is fenced off with either wood slat fencing or corrugated metal siding. Two single-family residential structures are located within the proposed project area. Within the residential area, a considerable quantity of vintage automotive parts is found (Figure 2; Appendix A, Photographs 5-9). Surrounding land use involves a large apartment complex to the north, commercial and industrial businesses to the west and south, and a single-family residence and vacant lots to the east.

# 5.0 SURVEY METHODS AND LIMITATIONS

A general biological resource survey and vegetation community mapping was conducted on June 12, 2006 at the Day Street property by HDR Staff Wildlife Ecologist Eric Peffer under the following

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# Project Site Map

**FIGURE 2**

environmental conditions: from 1130 to 1300 hours, with temperatures ranging from 73 to 78 degrees Fahrenheit, under clear skies, with westerly winds ranging from 0 to 5 mph. No sensitive and/or potentially occurring sensitive resources were identified during the survey.

# 6.0 RESULTS OF THE 2.60-ACRE DAY STREET GENERAL BIOLOGICAL SURVEY

## 6.1 VEGETATION COMMUNITIES

Vegetation types or plant communities are assemblages of plant species that usually coexist in the same area. The classification of vegetation communities is based upon the life form of the dominant species within that community and the associated flora. The vegetation classification system used in this report follow those of Holland (1986) pursuant to the latest San Diego Regional Holland Code Classification System for Vegetation Communities. Plants were identified in situ, or based on characteristic floral parts collected, and later examined in detail. Species names follow that of Hickman (1993) and Beauchamp (1986). The following vegetation communities occur on-site: non-native grassland, disturbed Habitat, and developed (Figure 3). A comprehensive list of botanical resources identified on-site can be found within Appendix B.

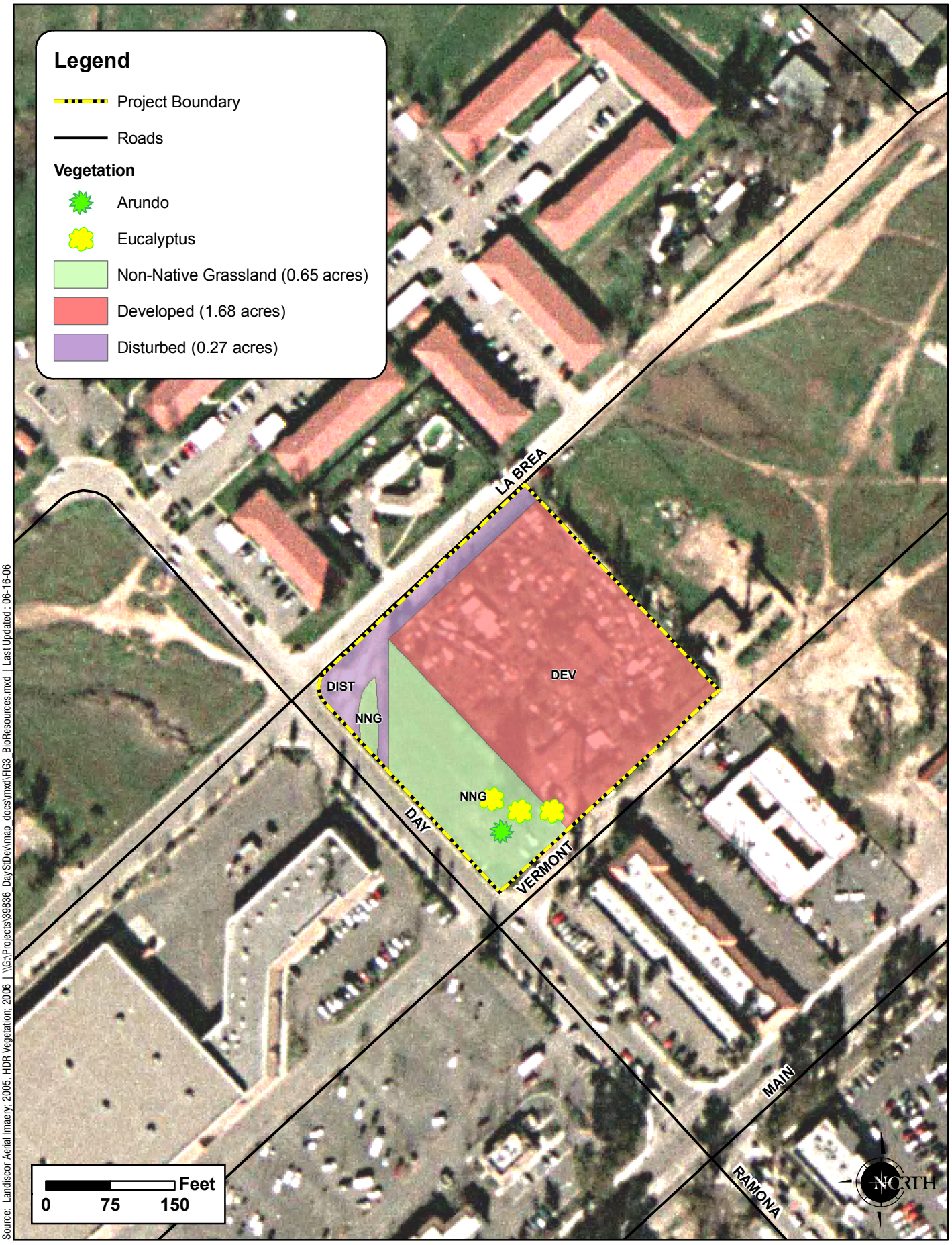
### 6.1.1 Non-Native Grassland (42200) (0.65-acres)

Most of the grasslands in the coastal and foothill areas of San Diego County are dominated by exotic, annual grasses of Mediterranean origin. The factors that contributed to the replacement of native grasslands by non-native grasslands are many. The Mediterranean region has a maritime climate similar to that of much of cismontane California. The Mediterranean region has a long history of agriculture and grazing activities and many of these introduced species are disturbance associated. Many of these species are thus pre-adapted to areas with similar climates and disturbance regimes. Intensive grazing and agriculture, accidental and intentional species introductions, along with some severe droughts during the early Spanish Era, allowed for the successful invasion of these exotic species and the subsequent displacement and exclusion of native grasses.

Non-native grassland comprises the majority of the acreage within the vacant lot in the western portion of the project area (Figure 3). This area is frequently disturbed by mowing, due to weed abatement ordinances. Within the non-native grassland, three noteworthy features are found: two large eucalyptus (*Eucalyptus* sp.) trees, one small stand of giant reed grass (*Arundo donax*), and in the southwestern corner a slight depression was noted that collects stormwater run-off and conveys it into a drain under La Brea Street. The depression that collects stormwater runoff is addressed in a letter from the County of San Diego dated May 12, 2004, regarding this parcel (282-130-25) (Appendix C).

### 6.1.2 Disturbed Habitat (11300) (0.27-acres)

Disturbed habitat on the Day Street proposed project is found along the margins of the roadsides of La Brea Street as well as immediately south of the intersection of La Brea and Day Street where a footpath has become established (Figure 3). These features comprise 0.27 acres and are vegetated by weedy species that are adapted to a frequent disturbance regime.




Source: Landiscor Aerial Imaery: 2005; HDR Vegetation: 2006 | \\G:\Projects\39836_DaySt\Dev\map_docs\mxd\FIG3_BioResources.mxd | Last Updated: 06-16-06

# Biological Resources Map

**FIGURE 3**

### 6.1.3 Developed (12000) (1.68-acres)

Rural development comprises the majority (1.68 acres) of the site (Figure 3). Parcels 282-130-22, 282-130-23, and 282-130-24 are developed and are characterized by two single-family residences and several structures and trailers that are used to store vintage automobile parts. Open spaces within these parcels are currently covered by automotive body panels. Vegetation within this feature is characterized by an overstory of exotic horticultural species and an understory of ruderal species.

## 6.2 WILDLIFE HABITATS

Wildlife habitats differ from vegetation communities in that a wildlife habitat may contain several vegetation communities which are similar in structure but different in their plant species composition, location, and soil substrate. This distinction becomes an important factor when assessing the sensitivity of a particular wildlife habitat. An example of this would be a shrubland habitat that is composed of a non-sensitive vegetation community (e.g., chamise chaparral) versus the sensitive vegetation communities (e.g., diegan coastal sage scrub or vernal pools).

These wildlife habitat types are inclusive of the plant communities described above. In addition, the interaction of various wildlife species occurs between many different wildlife habitats. This becomes even more evident where these habitats overlap in areas known as ecotones. These ecotones usually support a combination of the species from two or more adjoining habitats and generally increase the number and diversity of species within these areas. The Day Street property contains one wildlife habitat type: annual grasslands.

### 6.2.1 Annual Grasslands

These habitats are found over much of the coastal foothill areas secondary to current and historical agriculture. These areas are often dominated by introduced annual grasses and other exotics. Many of these areas were once native grasslands, dense oak woodlands or Diegan coastal sage scrub. The annual grasslands on the Day Street project area are non-native grassland. Under normal conditions, this habitat supports a suite of large, medium, and small burrowing mammals such as weasel, rodents and lagomorphs, which in turn provide raptors and larger mammals with foraging opportunities; however, the small size, proximity to development at the site and lack of connectivity to larger grassland areas limits the value of this annual grassland habitat, as well as the lack of burrowing animals commonly found in annual grasslands such as rodents, ground squirrel, and pocket gophers.

## 6.3 ZOOLOGICAL RESOURCES

Seven animal species were detected during the biological resource survey conducted at the Day Street project area during the general Biological Survey. Animal species present on site were identified by direct observation or observation of sign (tracks, scat, dens, etc.). Zoological nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologists Union (2005) for birds, and Burt/Grossenheider (1980) for mammals. Appendix B contains the list of all animal species observed. Appendix D contains a list of potentially occurring sensitive species.

## 6.4 SENSITIVE BIOLOGICAL RESOURCES

### 6.4.1 Sensitive Vegetation Communities

The County of San Diego's Resource Protection Ordinance (RPO) (October 10, 1991) defines "Sensitive Habitat Lands" as follows:

> Land which supports unique vegetation communities, or habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State of California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.). "Sensitive Habitat Lands" include the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

Under the above definition, none of the vegetation communities and features (non-native grassland, developed, and disturbed habitat) identified within the study area's boundaries meet the criteria of "Sensitive Habitat Lands" because they do not support County sensitive plant and animal species or federal or state endangered or threatened species.

### 6.4.2 Sensitive Botanical Resources

Sensitive plants include those listed by the United States Fish and Wildlife Service (USFWS) (2005 and 2006) and California Department of Fish and Game (CDFG) (1999); candidates for listing (USFWS, 1996, 1997a, 1997b; CDFG 1999), and/or are considered sensitive by the CDFG (1999), the County of San Diego and/or the California Native Plant Society (Tibor 2001).

Southern tarplant (*Centromadia parryi australis*), a County sensitive plant species that may have a low potential to occur on site, is discussed in Table 1 of Appendix D. Although it was identified as having the potential to occur, it was not identified on-site during the general biological survey; in addition, had the plant been present it would have been readily identifiable. This may be due to many biotic and abiotic factors that can include proximity to development, routine weed abatement, drought, lack of seed base, inappropriate soils, and pollution.

### 6.4.3 Sensitive Zoological Resources

Sensitive animals are species or subspecies listed as threatened, endangered, or are being evaluated (proposed) for listing by the USFWS (2005 and 2006) or by the CDFG (1999), and/or are considered sensitive by the CDFG (1999) or the County of San Diego. During the general biological survey, habitat assessments were conducted for the federally endangered and state species of special concern arroyo southwestern toad (*Bufo californicus*), and federally endangered and state threatened Stephens' kangaroo rat (*Dipodomys stephensi*).

#### *6.4.3.1 Arroyo Southwestern Toad*

An arroyo southwestern toad (AST) habitat assessment was conducted to determine the potential for this species to occur on-site within the Day Street development project area based on proximity to Santa Maria Creek. Located within the town center of Ramona, the project site is inaccessible for

AST due to the following: lack of connectivity to Santa Maria Creek, risk of exposure to toxic chemicals due to urban run-off from Main Street and adjacent industrial and commercial areas, mortality risk due to traffic, high levels of ambient light, and predation from domestic pets. In addition, no appropriate upland or over-wintering habitat occurs within the project area due to the lack of cover as the residential portion of the property is fenced off, excluding AST from the those areas. Similarly, the non-native grassland within the project area is not suitable habitat as it does not offer cover or concealment sites as a result of the lack of burrows, duff or leaf litter. The nearest known populations of AST occur within the Santa Maria Creek drainage approximately 2.0 miles west of the Day Street development project.

#### *6.4.3.2 Stephens' Kangaroo Rat*

A habitat assessment was conducted to determine if the presence of Stephens' kangaroo rat was evident based on above-ground diagnostic sign (scat, burrows, tail drag, dust bathing sites). The presence of any diagnostic sign or reasonable suspicion of this species presence on site would warrant trapping for this species, however, no diagnostic sign was identified on-site. No kangaroo rat sign was detected within the 2.60-acre Day Street property. Due to the compaction and nature of the soils on-site (Fallbrook sandy loam) it is unlikely that this site is suitable for occupation. No sign of small mammal use within the property boundaries was detected. In addition, the nearest known populations are located approximately 2.5-miles west at the Ramona Airport. This species is not expected to occur on-site.

### 6.4.4 Wildlife Dispersal Corridors and Linkages

Wildlife movement corridors, also called dispersal corridors or landscape linkages are linear features whose primary wildlife function is to connect at least two significant habitat areas (Beier and Loe 1992). Corridors and linkages are further defined by the County of San Diego (Biological Mitigation Ordinance 2004) as: "Corridor" is a specific route that is used for movement and migration of species. A corridor may be different from a "Linkage" because it represents a smaller or narrower avenue for movement. "Linkage" shall mean an area of land which supports or contributes to the long-term movement of wildlife and genetic material." The Multiple Species Conservation Plan for southwestern San Diego County (MSCP 1997) defines "linkages" as "…habitat areas that provide connectivity between habitat patches as well as year-round foraging, reproduction, and dispersal habitat for resident plants and animals." Wildlife corridors may help to reduce or moderate some of the adverse effects of habitat fragmentation by facilitating dispersal of individuals between substantive patches of remaining habitat, allowing for both long-term genetic interchange and individuals to re-colonize habitat patches from which populations have been locally extirpated (Bond 2003).

Wildlife corridors and linkages are important features in the landscape, and the viability and quality of a corridor or linkage are dependent upon site-specific factors. Topography and vegetative cover are important factors for corridors and linkages. These factors should provide cover for both predator and prey species. They should direct animals to areas of contiguous open space or resources and away from humans and development. The corridor or linkage should be buffered from human encroachment and other disturbances (e.g., light, loud noises, domestic animals) associated with developed areas that have caused habitat fragmentation (Schweiger et al. 2000). Wildlife corridors and linkages may function at various levels depending upon these factors and as such, the most successful of wildlife corridors and linkages will accommodate all or most of the necessary life

requirements of predator and prey species. Width and connectivity are assumed to be the primary factors of a "good" corridor (Forman 1987a) and with that connectivity should also be included the concept of stepping stone reserves for pollinators, seed dispersers, and other flying species such as birds, bats, and insects (Soule' 2003). A wildlife corridor or linkage that supports large predator and prey animals is typically considered to be functioning at the highest of levels for a wildlife corridor or linkage. The level of connectivity needed to maintain a population of a particular species will vary with the demography of the population, including population size, survival and birth rates, and genetic factors such as the level of inbreeding and genetic variance (Rosenberg et al. 1997). Areas not considered as functional wildlife dispersal corridors or linkages are typically obstructed or isolated by concentrated development and heavily traveled roads, known as "chokepoints". One of the worse scenarios for dispersing wildlife occurs when a large block of habitat leads animals into "cul-de-sacs" of habitat surrounded by development. These habitat "cul-de-sacs" frequently result in adverse human/animal interface.

Within the Day Street project area there is no evidence to support that this property is used as a wildlife movement and/or dispersal corridor as this project is an urban in-fill project surrounded by development. Consequently, the proposed Day Street development would not have any adverse affects on wildlife movement within the area.

# 7.0 ANALYSIS OF IMPACTS TO BIOLOGICAL RESOURCES AND PROPOSED MITIGATION MEASURES

## 7.1 DIRECT AND INDIRECT IMPACTS (TEMPORARY AND PERMANENT) TO VEGETATION COMMUNITIES / WILDLIFE HABITATS / BIOLOGICAL RESOURCES

Impacts assessed to biological resources include direct, indirect, and cumulative impacts of both a temporary or permanent nature. These impacts are defined as follows:

- **Direct impacts** are those that affect the biological resources such that those resources are not expected to recover to their pre-impacted state (e.g., permanent development of a site through grading and building of structures, etc.). Direct impacts may be considered temporary or permanent (e.g., the installation of a pipeline is considered a direct and temporary impact, whereas the construction of a building is considered a direct and permanent impact).
- **Indirect impacts** occur secondary to the project's direct impacts, such as changes in general plant composition due to loss of substrate or other factors that may affect resources such as noise, dust, lighting, etc. Indirect impacts may be considered temporary or permanent depending upon the situation, for example, the dust or noise levels associated with the construction of the new building is considered an indirect and temporary impact, whereas the support functions of a structure, such as the parking lot, will have indirect and permanent impacts such as lighting, and storm water runoff.
- **Cumulative impacts** are assessed to determine the long term cumulative effects of the specific project's implementation, as well as any other projects occurring within the foreseeable future on a local and regional scale (e.g., incremental habitat or species reduction).

Figure 4 shows anticipated impacts to habitats from the proposed development of the Day Street Development project site. Total anticipated direct impacts to habitat (resulting from grading and construction) from the proposed development will involve the entire 2.60-acre project area, including impacts to 0.65 acres of non-native grassland, 0.27 acres of disturbed habitat, and 1.68 acres of developed habitat. No sensitive vegetation communities will be impacted. No federal or state listed species or County Sensitive Species will be impacted, nor are expected to occur.

Other temporary direct impacts will include staging and equipment lay down areas. Please note that all staging and equipment lay down areas will be located within the impact area. For this reason, no additional impacts to adjacent habitat areas will result from construction staging.

Temporary indirect impacts will occur in the form of increased dust, noise, and light levels during construction.

Off-site impacts include tying into existing utilities located within Day, Vermont and La Brea Streets; consequently, no off-site impacts to habitat are anticipated to occur with this proposed project.

Overall, on-site and off-site temporary impacts to habitats would be considered less than significant through implementation of the construction related resource protection measures (stated below in Section 7.3.1).

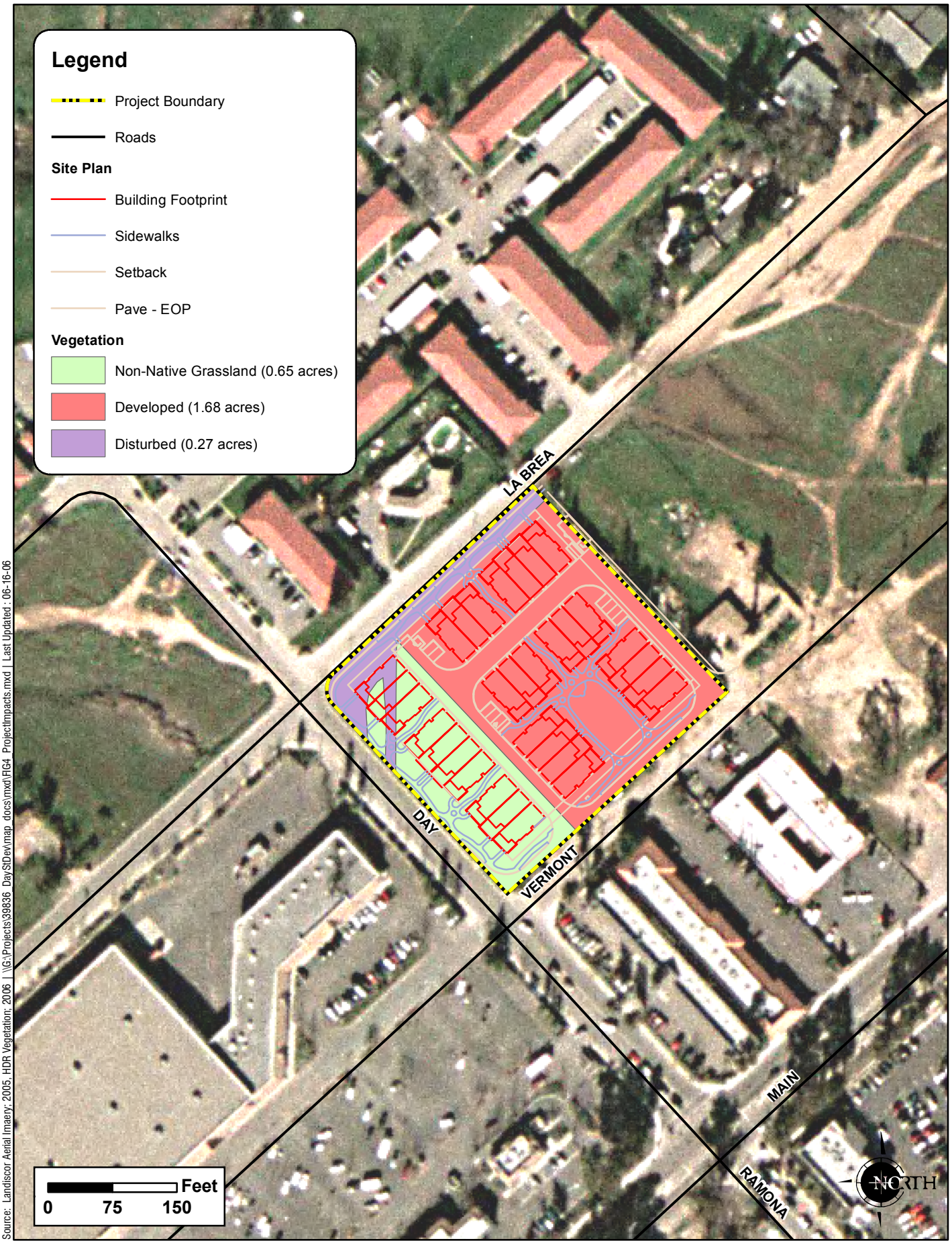
## 7.2 MITIGATION REQUIREMENTS

### 7.2.1 Construction Related Resource Protection Measures

- Construction access shall utilize existing developed areas or be within the identified construction area.
- Nesting raptors and other birds that are protected by the Migratory Bird Treaty Act will require the performance of nest surveys prior to the removal of three mature eucalyptus trees or where grading near mature trees may occur (Figure 3). The nest surveys shall address sensitive bird species that have the potential to exist in the project area. A qualified biologist shall conduct the surveys between February 15 and August 30 and prepare a survey report. If no nests are discovered in the trees to be removed, no further mitigation is required. If any active nests are discovered, the biologist shall mark all occupied trees and delineate a 300-foot buffer area around each occupied tree. No construction activity shall occur within the 300-foot buffer until the young have fledged, as determined by a qualified biologist.

### 7.2.2 Biological Resource-Based Mitigation Requirements

Under the County Resource Protection Ordinance (RPO), non-native grasslands regularly mowed for fire protection purposes are mitigated for at a 0.5:1 ratio; consequently, with 0.65 acres of non-native grassland being impacted within the proposed Day Street development, 0.33 acres of




Source: Landiscor Aerial Imaery: 2005; HDR Vegetation: 2006 | \\G:\Projects\39836_DaySt\Dev\map_docs\mxd\FIG4_ProjectImpacts.mxd | Last Updated : 06-16-06

# Project Impacts Map

**FIGURE 4**

non-native grassland habitat will need to be purchased at an approved off-site mitigation bank. A letter from the Ramona Fire Department dated October 27 2006, states that the proposed project occurs within the Local Response Area (LRA); consequently, this property needs to be mowed for fire protection purposes (Appendix E).

## 8.0 CUMULATIVE IMPACTS

As defined in the California Environmental Quality Act (CEQA): "Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." An example of a cumulative impact would be the incremental loss of a small amount of a sensitive habitat as a result of several adjacent or local projects occurring within the same time period. The individual loss of small amounts of sensitive habitats may be considered adverse, but not significant; however, the cumulative loss among all of the projects would be considered a cumulatively significant impact.

Cumulative impacts to the overall community in regards to habitat loss and listed and sensitive species impacts as well as expected traffic, noise, lighting, air pollution, urban storm water runoff and pollution, and other contributory factors may be significant.

In order to analyze cumulative impacts to biological resources, the following facts are provided:

- The proposed project is within the town center of Ramona.
- Development surrounds the property.
- The majority of the site is currently developed or disturbed.
- No sensitive species or habitats were detected or are expected to occur on-site.
- The Day Street project site does not function as a wildlife corridor or linkage.

Given the amount of developed habitat on the site, the proximity to other development within the vicinity of the Day Street, the disturbed nature of the non-native grassland, and that the project area does not contain a functional wildlife corridor or linkage, the cumulative impacts to biological resources within the Day Street Development are considered insignificant.

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http://ecos.fws.gov/tess_public/StateListing.do?state=CA&status=proposed

## 10.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits/appendices present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: November 28, 2006 SIGNED: Betty Dehoney

Betty Dehoney

DATE: November 28, 2006 SIGNED: Eric Peffer

Eric Peffer

# APPENDIX A
# Day Street Development Photographs

Photograph 1. Northeastern corner of property boundary. Day Street Development. Southerly view.

Photograph 2. Northwestern corner of property boundary. Day Street Development. Easterly view.

Photograph 3. Southwestern corner of property boundary. Day Street Development. Northerly view.

Photograph 4. Southeastern corner of property boundary. Day Street Development. Westerly view.

Photograph 5. Interior northwestern corner. Day Street Development. Easterly view.

Photograph 6. Interior southeastern corner. Day Street Development. Westerly view.

Photograph 7. Interior northeastern corner. Day Street Development. Southerly view.

Photograph 8. Structure in parcel 282-130-022. Day Street Development. Southeasterly view.

Photograph 9. Typical view of car parts within developed portion of the Day Street Development project. Northwesterly view.

# APPENDIX B

## Species Observed Within the Day Street Development Project Area

# APPENDIX B

## Species Observed Within the Day Street Development Project Area

| Scientific Name | Common Name |
|---|---|
| ***Non-native grassland*** | |
| *Avena fatua* | wild oat |
| *Bromus diandrus* | rip-gut brome |
| *Lolium perenne* | perennial rye grass |
| *Erodium cicutarium* | red-stem filaree |
| *Cynodon dactylon* | Bermuda grass |
| *Distichlis spicata* | saltgrass |
| *Taraxacum officinale* | dandelion |
| *Hirschfeldia incana* | field mustard |
| *Hordeum jubatum* | foxtail barley |
| *Vicia americana* | American vetch |
| *Sonchus asper* | prickly sow-thistle |
| *Gnaphalium californicum* | California everlasting |
| *Ambrosia psilostachya* | western ragweed |
| *Rumex crispus* | curly dock |
| *Raphinus sativa* | wild radish |
| *Arundo donax* | giant reed grass |
| ***Disturbed Habitat*** | |
| *Avena fatua* | wild oats |
| *Hemizonia fasciculata* | California matchweed |
| *Bromus diandrus* | rip-gut brome |
| *Eremocarpus setigerus* | doveweed |
| *Conyza canadensis* | common horseweed |
| *Chenopodium murale* | nettle-leaf goosefoot |
| *Plantago erecta* | dot plantain |
| *Sonchus asper* | prickly sow-thistle |
| *Malva parviflora* | cheeseweed |
| ***Developed*** | |
| *Avena fatua* | wild oat |
| *Bromus diandrus* | rip-gut brome |
| *Nerium oleander* | oleander |
| *Marrubium vulgare* | horehound |
| *Populus sp.* | cottonwood |
| *Schinus molle* | Peruvian pepper |
| *Schinus terebinthifolius* | Brazilian pepper |
| *Pinus sp.* | pine |
| *Hirschfeldia incana* | field mustard |

| | |
|---|---|
| *Erodium cicutarium* | red-stem filaree |
| *Hordeum jubatum* | foxtail barley |
| *Lolium perenne* | perennial rye grass |
| *sonchus asper* | prickly sow-thistle |
| *Distichlis spicata* | saltgrass |
| *Rosa sp.* | cultivated rose |
| *Vitis vinifera* | cultivated grape |
| *Callistemon sp.* | foxtail barley |
| *Cupressus sempervirens* | Italian cypress |
| *Juniperus sp.* | juniper |

***Birds***

| | |
|---|---|
| *Columba livia* | rock dove |
| *Tyrranus verticalis* | western kingbird |
| *Corvus corax* | common raven |
| *Petrochelidon pyrrhonota* | cliff swallow |
| *Mimus polyglottos* | northern mockingbird |
| *Sturnus vulgaris* | European starling |

***Mammals***

| | |
|---|---|
| *Canis familiaris* | domestic dog |

# APPENDIX C

## Letter from County of San Diego Department of Planning & Land Use

GARY L. PRYOR
DIRECTOR

# County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

SAN MARCOS OFFICE
338 VIA VERA CRUZ - SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. - SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

May 12, 2004

| Post-it® Fax Note 7671 | Date 5-12-04 | # of pages ▶ 1 |
|---|---|---|
| To Jeff Gan | From Jeremy Buegge | |
| Co./Dept. Remax | Co. County DPLU | |
| Phone # | Phone # 858-694-3719 | |
| Fax # 760-788-2005 | Fax # 858-694-2555 | |

Jeff Gan
RE/MAX Direct
1410 Main Street
Ramona, CA 92065

**RE: VERNAL POOL STATUS ON PARCEL IN RAMONA**

Dear Mr. Gan:

County staff reviewed all available information regarding vernal pools on Assessor's Parcel Number 282-130-25-00 and have provided a summary of the results below.

The parcel you requested information on is located northeast of the intersection of Day Street and La Brea Street in Ramona. The County has no data indicating current or historical presence of vernal pools or vernal pool indicator species on this parcel. Data reviewed include past surveys by Tom Oberbauer, Fred Sproul, and U.S. Fish & Wildlife Service. Recent field observations by EDAW, Inc. for the EPA-funded study on Ramona Vernal Pools managed by the County of San Diego, also did not indicate any potential for vernal pools.

If you need any further assistance with vernal pool resources in Ramona, please contact Jeremy Buegge on my staff at 858-694-3719.

Sincerely,

THOMAS OBERBAUER, Chief
MSCP Division

# APPENDIX D

## Day Street Development
## Potentially-Occurring Species

# APPENDIX D

## Day Street Development Potentially Occurring Species

**Table 1. Potential for Occurrence of Sensitive Botanical Species at the Proposed 2.60-Acre Day Street Project**

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| San Diego Thorn Mint<br>*Acanthomintha ilicifolia* | Federal Threatened<br>State Endangered<br>CNPS List 1B | Narrow Gabbro Soils Endemic (vernal pools, clay soils, etc.) | NO | None – due to lack of appropriate gabbro soils to support this species. Not detected during general biological survey. |
| Orcutt's Brodiaea<br>*Brodiaea orcuttii* | CNPS List 1B<br>County Sensitive | Clay Soils in Vernal Swales or Pools. | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Spreading Navarretia<br>*Navarretia fossalis* | Federally Threatened<br>CNPS List 1B<br>County Sensitive | Clay Soils in Vernal Swales or Pools. | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Caraway Leaved Gilia<br>*Gilia caruifolia* | CNPS List 4<br>County Sensitive | Montane Coniferous Forest and Chaparral | NO | None – due to lack of montane coniferous vegetation or chaparral and elevation/soil restrictions. (This species should be removed from this list for Ramona) Not detected during general biological survey. |
| San Diego Goldenstar (Cleveland's Goldenstar)<br>*Muilla clevelandii* | CNPS List 1B<br>County Sensitive | Open Clay Soils, vernal pools, grasslands, sage scrub, and burned areas below 1,500 feet | NO | Low – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Little Mousetail<br>*Myosurus minimus* ssp. *apus* | CNPS List 3<br>County Sensitive | Clay Soils in Vernal Swales or Pools. | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Palmer's Grappling Hook<br>*Harpagonella palmeri* | CNPS List 2<br>County Sensitive | Open Clay Soils and Burns below 1000 feet | NO | None – due to lack of appropriate gabbro soils and elevation restrictions. (This species should be removed from this list for Ramona) Not detected during general biological survey. |
| Southern Tarplant<br>*Centromadia parryi australis* | CNPS List 1B<br>County Sensitive | Vernally Mesic Soils in Valley Foothill Grasslands and in Vernal Swales or Pools | NO | Low – due to previous and current disturbance within the non-native grassland area. Not detected during general biological survey. |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| Graceful Tarplant *Holocarpha virgata elongata* | CNPS List 4 County Sensitive | Cismontane Woodland, Coastal Sage Scrub, Valley Foothill Grasslands | NO | Low – due to previous and current disturbance within the non-native grassland area. Not detected during general biological survey. |
| Coulter's Saltbush *Atriplex coulteri* | CNPS List 1B County Sensitive | Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland / alkaline or clay. | NO | Low – due to previous and current disturbance within the non-native grassland area. Not detected during general biological survey. |
| Parish's Brittlescale *Atriplex parishii* | CNPS List 1B County Sensitive | Chenopod scrub, playas, vernal pools, cismontane alkali wetlands. | NO | None – due to lack of appropriate wetland to support this species. Not detected during general biological survey. |
| Engelmann Oak *Quercus engelmannii* | CNPS List 4 County Sensitive | Mixed oak woodlands, and shrublands and grasslands which occur as an understory. | NO | None-- Not detected during general biological survey. |
| Lakeside Ceanothus *Ceanothus cyaneus* | CNPS List 1B County Sensitive | Granitic mixed chaparral | NO | None – due to lack of appropriate chaparral to support this species. Not detected during general biological survey. |
| Vernal Barley *Hordeum intercedens* | CNPS List 3 County Sensitive | Saline Flats and Depressions in Valley Foothill Grassland or Vernal Pools | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |

**Table 2. Potential for Occurrence of Sensitive Zoological Species at the Proposed 2.60-Acre Day Street Project**

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| San Diego Fairy Shrimp *Branchinecta sandiegoensis* | Federal Endangered | Vernal Pools | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Riverside Fairy Shrimp *Streptocephalus woottoni* | Federally Endangered | Vernal Pools | NO | None – due to lack of appropriate vernal swales to support this species. Not detected during general biological survey. |
| Quino Checkerspot Butterfly *Euphydryas editha quino* | Federally Endangered | Open Shrublands, rock outcrops, grasslands supporting either larval food plants and/or adult nectaring plants within the cismontane regions of San Diego and Riverside Counties. | NO | None – lack of appropriate rock outcrops and hilltops. |
| Monarch Butterfly *Danaus plexippus* | County Sensitive | Eucalyptus Woodlands | NO | None – due to lack of appropriate Eucalyptus woodland habitat to support this species. Not detected during general biological survey. |
| Arroyo Southwestern Toad *Bufo microscaphus californicus* | Federal Endangered<br><br>California Species of Special Concern | Riverine and Creek Drainages and associated shrub-covered or woodland uplands | NO | None – due to lack of appropriate lotic habitat to support this species and distance to nearest known occurrence. Not detected during general biological survey. |
| Western Spadefoot Toad *Scaphiopus hammondii* | California Species of Special Concern<br><br>County Sensitive | Vernal Swales, Pools and Cismontane Alkali Wetlands. | NO | None – due to lack of appropriate wetland habitat to support this species. Not detected during general biological survey. |
| Silvery Legless Lizard *Anniella pulchra pulchra* | California Species of Special Concern<br><br>County Sensitive | All Habitat Types | NO | None – due to past and present disturbance on site. Not detected during general biological survey. |
| Orange-throated Whiptail *Cnemidophorus hyperythrus* | California Species of Special Concern – Fully Protected<br><br>County Sensitive | Open Scrub Habitats – primarily Coastal Sage Scrub | NO | None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey. |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| Coastal California Whiptail *Cnemidophorus tigris mundus* | County Sensitive | Open Shrublands within the cismontane regions of Southern California. | NO | None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey. |
| San Diego Banded Gecko *Coleonyx variegates abbottii* | California Species of Special Concern<br><br>County Sensitive | Exfoliating Rock Outcrops within the transmontane high deserts. | NO | None – due to the cismontane location of the site and the lack of exfoliating rock outcrops. Not detected during the general biological survey. |
| Granite Night Lizard *Xantusia henshawi* | California Species of Special Concern<br><br>County Sensitive | Exfoliating Rock Outcrops | NO | None – due to the lack of exfoliating rock outcrops. Not detected during the general biological survey. |
| Granite Spiny Lizard *Sceloporus orcutti* | County Sensitive | Rock Outcrops both cismontane and transmontane above 1,500-feet in elevation | NO | None – due to the lack of rock outcrops. Not detected during the general biological survey. |
| San Diego Horned Lizard *Phrynosoma coronatum blainvillei* | California Species of Special Concern<br><br>County Sensitive | Open Shrublands at all elevations within Southern California. | NO | None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey. |
| Two-striped Garter Snake *Thanmophis hammondii* | California Species of Special Concern<br><br>County Sensitive | Ponds, Streams, Rivers, and most open freshwater habitats. | NO | None – due to lack of appropriate wetland habitat to support this species. Not detected during general biological survey. |
| Cooper's Hawk *Accipiter cooperi* | California Species of Concern<br><br>County Sensitive | Woodlands and Chaparral | NO | Low –lack of appropriate woodland and chaparral on-site. |
| Least Bell's Vireo *Vireo bellii pusillus* | Federally Endangered<br><br>State Endangered<br><br>Migratory Bird Treaty Act | Riparian Scrub | NO | None – due to lack of appropriate riparian habitat to support this species. Not detected during general biological survey |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| Coastal California Gnatcatcher *Polioptila californica californica* | Federally Threatened<br><br>California Species of Special Concern | Coastal Sage Scrub below 2,000-feet in San Diego County | NO | None – due to lack of appropriate coastal sage scrub habitat to support this species. Not detected during general biological survey. |
| Southwestern Willow Flycatcher *Empidonax traillii extimus* | Federally Endangered<br><br>Migratory Bird Treaty Act | Riparian Woodland and Scrub | NO | None – due to lack of appropriate riparian habitat to support this species. Not detected during general biological survey. |
| Tricolored Blackbird *Agelaius tricolor* | Migratory Bird Treaty Act<br><br>California Species of Special Concern<br><br>County Sensitive | Freshwater Marsh | NO | None – due to lack of appropriate wetland habitat. Not detected during general biological survey. |
| Grasshopper Sparrow *Ammodramus savannarum* | Migratory Bird Treaty Act<br><br>County Sensitive | Valley Foothill Grasslands and Non-native Grasslands | NO | Low – due to previous and current disturbance within the non-native grassland area. Not detected during general biological survey. |
| Golden Eagle *Aquila chrysaetos* | California Species of Special Concern – Fully Protected<br><br>County Sensitive | Woodlands and Grasslands | NO | None – due to lack of appropriate habitat. Not detected during general biological survey. |
| White-Tailed Kite *Elanus caeruleus* | California Species of Special Concern – Fully Protected<br><br>Migratory Bird Treaty Act<br><br>County Sensitive | Woodlands and Grasslands | NO | None – due to lack of appropriate habitat. Not detected during general biological survey. |
| Northern Harrier *Circus cyaneus* | California Species of Special Concern | Grasslands, Shrub Lands, and Agricultural Fields | NO | Low– due to proximity to development and lack of prey base. Not detected during general biological survey. |
| Horned Lark *Eremophila alpestris actis* | California Species of Special Concern<br>County Sensitive | Grasslands and Fallow Agricultural Fields | NO | Low to Moderate – appropriate habitat but limited by adjacent development. Not detected during general biological survey. |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| Loggerhead Shrike<br>*Lanius ludovicianus* | California Species of Special Concern<br><br>County Sensitive | Open Grasslands and Deserts for foraging. Nests in trees. | NO | Low – due to appropriate foraging habitat and potential roost and nest habitat within appropriate shrublands on-site. |
| Red-shouldered Hawk<br>*Buteo lineatus* | County Sensitive | Woodlands | NO | None – due to lack of appropriate woodland habitat. Not detected during general biological survey. |
| Ferruginous Hawk<br>*Buteo regalis* | Migratory Bird Treaty Act<br><br>California Species of Special Concern<br><br>County Sensitive | Grassland Habitats preferred for foraging | NO | Low– due to proximity to development and lack of prey base. Not detected during general biological survey. |
| Turkey Vulture<br>*Cathartes aura* | County Sensitive | All Habitat Types | NO | Moderate –although foraging habitat is very limited, the Eucalyptus trees on-site present roosting habitat. |
| Burrowing Owl<br>*Athene cunicularis hypugaea* | California Species of Special Concern<br><br>County Sensitive | Grassland Habitats, desert mesquite hummocks, and Agricultural Lands with canals | NO | Low – lack of potential denning habitat (California ground squirrel). Observed within the Ramona area. |
| Pallid Bat<br>*Antrozous pallidus* | California Species of Special Concern<br><br>County Sensitive | Abandoned Buildings for roosting and arid habitat types for foraging | NO | Low to moderate – Some potential to roost on-site– within existing structures. Appropriate foraging habitat does occur within the non-native grassland area. |
| Yuma Myotis<br>*Myotis yumanensis* | California Species of Special Concern<br><br>County Sensitive | Abandoned Buildings, Caves, Mines, and Cliffs | NO | None - No potential to roost on-site– due to lack of appropriate roosting structures and foraging habitat. |
| Big Free-tailed Bat<br>*Nyctinomops macrotis* | California Species of Special Concern<br><br>County Sensitive | Prominent Cliffs and Cliff faces. | NO | Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area. |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| Pocketed Free-tailed Bat *Nyctinomops femorosaccus* | California Species of Special Concern<br><br>County Sensitive | Prominent Cliffs and Cliff faces. | NO | Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area. |
| Greater Western Mastiff Bat *Eumops parotis californicus* | California Species of Special Concern<br><br>County Sensitive | Cliffs and Cliff faces for roosting. | NO | Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area. |
| Townsend's Big-eared Bat *Corynorhinus townsendii* | California Species of Special Concern<br><br>County Sensitive | Caves and Mines | NO | None - No potential to roost on-site– due to lack of appropriate roosting structures. |
| Stephens' Kangaroo Rat *Dipodomys stephensi* | Federal Endangered<br><br>State Threatened | Open and/or Disturbed Grasslands | NO | None – compaction of soil and distance to nearest population. |
| Dulzura Pocket Mouse *Chaetodipus californicus femoralis* | California Species of Special Concern<br><br>County Sensitive | Open Scrub Habitats | NO | None – due to lack of appropriate scrub habitat. Not detected during general biological survey. |
| California Spiny Pocket Mouse *Chaetodipus californicus fallax* | County Sensitive | Open Scrub Habitats | NO | None – due to lack of appropriate scrub habitat. Not detected during general biological survey. |
| San Diego Desert Woodrat *Neotoma lepida intermedia* | California Species of Special Concern<br><br>County Sensitive | Rock outcrops, cactus, and abandoned mines. | NO | None – due to lack of appropriate rock outcrops. Not detected during general biological survey. |
| Southern Grasshopper Mouse *Onychomys torridus Ramona* | California Species of Special Concern<br><br>County Sensitive | Valley Foothill Grasslands | NO | None – Appropriate habitat, but lack of rodent burrows limits potential for occurrence. Not detected during general biological survey. |
| Los Angeles Little Pocket Mouse *Perognathus longimembris brevinasus* | California Species of Special Concern<br><br>County Sensitive | Open Scrub Habitats – primarily Coastal Sage Scrub | NO | None – due to lack of appropriate scrub habitat. Not detected during general biological survey. |

| SPECIES | SENSITIVITY STATUS | PREFERRED HABITAT | OBSERVED ON SITE | POTENTIAL FOR OCCURRENCE |
|---|---|---|---|---|
| San Diego Black-tailed Jackrabbit<br>*Lepus californicus bennettii* | California Species of Special Concern<br><br>County Sensitive | Open Grasslands and Deserts | NO | None –due to proximity to development. Not detected during general biological survey. |
| Southern Mule Deer<br>*Odocoileus hemionus* | County Sensitive | Known to occur in a variety of habitats, but prefers shrublands, woodlands, and other habitats that provide concealment and thermal cover, and foraging opportunities. | NO | None – due to lack of appropriate scrub habitat. Not detected during general biological survey. |
| American Badger<br>*Taxidea taxus* | County Sensitive | Open Grasslands and Deserts | NO | None –due to proximity to development. Not detected during general biological survey. |
| Mountain Lion<br>*Felis concolor* | California Specially Protected Animal<br><br>County Sensitive | Known to occur in all habitats. | NO | None –due to proximity to development. Not detected during general biological survey. |

# APPENDIX E
# Letter from Ramona Fire Department

**RAMONA MUNICIPAL WATER DISTRICT**
In cooperation with the
**CALIFORNIA DEPARTMENT OF FORESTRY**
**And FIRE PROTECTION**

105 Earlham Street
Ramona, California 92065-1599

Telephone:
1-760-788-2244

**RAMONA FIRE PREVENTION BUREAU**

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October 27, 2006

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Ste. B
San Diego, CA 92123-1666

RE: TM5509

This correspondence is regarding a letter from the County to Tri-Dimensional Engineering for the above mentioned project, dated October 17, 2006. As per Attachment D, number 2, the Ramona Fire Department requires all parcels 1 acre and under within the LRA (Local Response Area) to be mowed in their entirety. Please refer to the attached documentation for further clarification. Also, I have attached a vicinity map indicating the LRA area of Ramona (all within the blue lines) with the subject parcel highlighted.

If I can be of further assistance, please call me at 760-788-2243.

Sincerely,

Stacey Riordan, Fire Inspector
Ramona Fire Department

**Ramona Municipal Water District**
**Standard for Vegetation Clearance and Hazard Reduction**

1. Property owners are to maintain their property in compliance with these requirements at all times.

2. Trash, rubbish, debris and other combustible materials such as dead vegetation, which create a fire hazard must be removed and properly disposed of.

3. Properties on (1) acre, or less, located within the local response area (LRA) need to have the entire lot cleared of all weeds and dead vegetation.

4. Roadways and/or driveways shall be cleared of combustible vegetation to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half feet (13' 6") above the road surface.

5. A one-hundred (100) foot fuel modification zone is required around all structures. The fuel modification zone is divided into two zones:
   - A) The first zone includes the area from any building to a point of thirty (30) feet away. This zone must be cleared of all dead vegetation and vegetation considered by the Fire Department to pose a significant threat in spreading fire to buildings. This does not apply to ornamental vegetation or single specimens of trees that do not form of means of rapidly transmitting fire to the structure.
   - B) The second zone is the area between thirty-one (31) to one-hundred (100) feet from structures. In this zone the native vegetation may remain but it must be thinned by at least fifty (50) percent. All dead and dying vegetation must be removed from remaining vegetation. **This notice does not approve the clearing of Vegetation beyond the one hundred (100) foot modification zone.**

6. Distances shall be measured in a horizontal plane.

7. Clearing may be done using methods such as mowing and trimming that **leave the plant root structure intact** to stabilize the soil. Discing, which exposes bare mineral soil, may be used if approved by the FAHJ. **Grading shall not be used to clear properties without a valid San Diego Department of Planning and Land Use grading permit.**

8. Cuttings may be mulched and left atop of the soil to a maximum depth of six inches or may be hauled to an approved County Landfill site.

9. The removal of flammable vegetation does not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

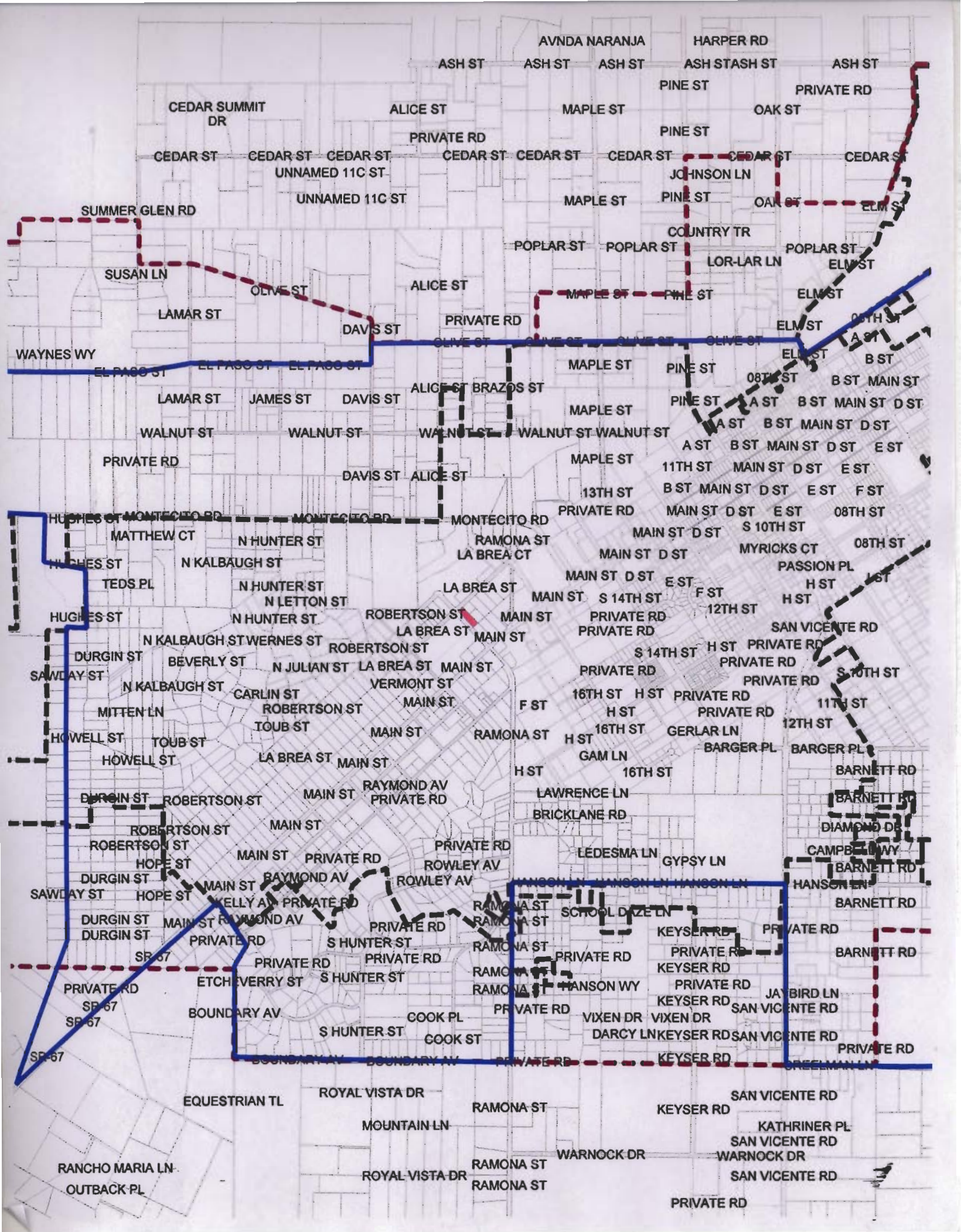
10. Mature trees must be trimmed to six (6) feet above the ground or as approved by the FAHJ and must be cut back at least ten (10) feet from chimneys. All leaves, bark and other debris must be removed from the ground and roof.

11. Grass and other vegetation located more than thirty (30) feet from structures and less than eighteen (18) inches in height need not be removed when necessary to stabilize the soil and prevent erosion.

12. There shall be a ten (10) foot clearance of all weeds and flammable vegetation around LPG Tanks.

13. Chimneys must be equipped with an approved spark arrestor.

**Structure-** A residence and attached garage, building or related facility that is designed for human habitation or buildings designed specifically to house farm animals.
**FAHJ-** Fire Authority Having Jurisdiction
**San Diego County Department of Planning and Land Use (858) 565-5981**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MAIN ST
D ST
E ST
F ST
PRIVATE RD
MAIN ST
D ST
E ST
08TH ST
HUGHES ST
MONTECITO RD
MONTECITO RD
MONTECITO RD
MAIN ST
D ST
S 10TH ST
MATTHEW CT
N HUNTER ST
RAMONA ST
LA BREA CT
MAIN ST
D ST
MYRICKS CT
08TH ST
HUGHES ST
N KALBAUGH ST
MAIN ST
D ST
PASSION PL
TEDS PL
N HUNTER ST
LA BREA ST
MAIN ST
E ST
F ST
H ST
ST
N LETTON ST
S 14TH ST
H ST
HUGHES ST
N HUNTER ST
ROBERTSON ST
MAIN ST
PRIVATE RD
12TH ST
LA BREA ST
MAIN ST
PRIVATE RD
SAN VICENTE RD
N KALBAUGH ST
WERNES ST
ROBERTSON ST
S 14TH ST
H ST
PRIVATE RD
DURGIN ST
BEVERLY ST
N JULIAN ST
LA BREA ST
MAIN ST
PRIVATE RD
PRIVATE RD
SAWDAY ST
VERMONT ST
PRIVATE RD
S 10TH ST
N KALBAUGH ST
CARLIN ST
16TH ST
H ST
PRIVATE RD
MAIN ST
F ST
H ST
PRIVATE RD
11TH ST
MITTEN LN
ROBERTSON ST
16TH ST
GERLAR LN
12TH ST
TOUB ST
MAIN ST
RAMONA ST
H ST
HOWELL ST
TOUB ST
BARGER PL
BARGER PL
GAM LN
HOWELL ST
LA BREA ST
MAIN ST
H ST
16TH ST
BARNETT RD
RAYMOND AV
DURGIN ST
ROBERTSON ST
MAIN ST
PRIVATE RD
LAWRENCE LN
BARNETT RD
BRICKLANE RD
ROBERTSON ST
MAIN ST
DIAMOND DR
ROBERTSON ST
PRIVATE RD
LEDESMA LN
GYPSY LN
CAMPBELL WY
MAIN ST
PRIVATE RD
ROWLEY AV
HOPE ST
BARNETT RD
DURGIN ST
RAYMOND AV
ROWLEY AV
HANSON LN
HANSON LN
HANSON LN
HANSON LN
SAWDAY ST
HOPE ST
KELLY AV
PRIVATE RD
RAMONA ST
SCHOOL DAZE LN
BARNETT RD
DURGIN ST
MAIN ST
RAYMOND AV
RAMONA ST
DURGIN ST
PRIVATE RD
PRIVATE RD
KEYSER RD
PRIVATE RD
PRIVATE RD
S HUNTER ST
RAMONA ST
PRIVATE RD
PRIVATE RD
BARNETT RD
SR-67
PRIVATE RD
PRIVATE RD
KEYSER RD
ETCHEVERRY ST
S HUNTER ST
RAMONA ST
HANSON WY
PRIVATE RD
PRIVATE RD
SR-67
KEYSER RD
JAYBIRD LN
BOUNDARY AV
PRIVATE RD
SAN VICENTE RD
SR-67
COOK PL
VIXEN DR
VIXEN DR
S HUNTER ST
DARCY LN
KEYSER RD
SAN VICENTE RD
COOK ST
PRIVATE RD
SR-67
BOUNDARY AV
BOUNDARY AV
PRIVATE RD
KEYSER RD
GREELMAN LN
ROYAL VISTA DR
SAN VICENTE RD
EQUESTRIAN TL
RAMONA ST
KEYSER RD
MOUNTAIN LN
KATHRINER PL
SAN VICENTE RD
WARNOCK DR
WARNOCK DR
RANCHO MARIA LN
ROYAL VISTA DR
RAMONA ST
SAN VICENTE RD
OUTBACK PL
RAMONA ST
PRIVATE RD